

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

---

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## PHA Plan Agency Identification

**PHA Name:** Housing Authority Of Sturgis

**PHA Number:** KY094

**PHA Fiscal Year Beginning:** 04/2003

### PHA Plan Contact Information:

Name: Nancy Shelton (Executive Director)

Phone: (270) 333-4231

TDD: 1-800-648-6056

Email nshelton@apex.net

### Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

### PHA Programs Administered:

- ☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

## Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

| <b>Contents</b>   | <b><u>Page #</u></b> |
|---|----------------------|
| <b>Annual Plan</b>  |                      |
| i. Executive Summary (optional)   | 2                    |
| ii. Annual Plan Information   |                      |
| iii. Table of Contents  |                      |
| 1. Description of Policy and Program Changes for the Upcoming Fiscal Year   | 3                    |
| 2. Capital Improvement Needs  | 5                    |
| 3. Demolition and Disposition   | 6                    |
| 4. Homeownership: Voucher Homeownership Program   | 6                    |
| 5. Crime and Safety: PHDEP Plan   | 7                    |
| 6. Other Information:   |                      |
| A. Resident Advisory Board Consultation Process   | 7                    |
| B. Statement of Consistency with Consolidated Plan  | 8                    |
| C. Criteria for Substantial Deviations and Significant Amendments   | 10                   |
| D. Follow Up Plan : Resident Satisfaction Survey  | 10                   |
| E. Progress in meeting mission and goals  | 11                   |
| F. Voluntary conversion – Required Initial Assessment   | 11                   |
| G. Deconcentration and income mixing analysis   | 12                   |
| <b>Attachments</b>  |                      |
| <input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review  | 15                   |
| <input checked="" type="checkbox"/> Attachment _B_: Capital Fund Program Annual Statement   | 20                   |
| <input checked="" type="checkbox"/> Attachment _C_: Capital Fund P&E Report FFY 2002  | 27                   |
| <input checked="" type="checkbox"/> Attachment _D_: Capital Fund P&E Report FFY 2001  | 32                   |
| <input checked="" type="checkbox"/> Attachment _E_: Capital Fund P&E Report FFY 2000  | 37                   |
| <input checked="" type="checkbox"/> Attachment _F_: Capital Fund Program 5 Year Action Plan   | 45                   |
| <input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement  |                      |
| <input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan  |                      |
| <input checked="" type="checkbox"/> Attachment _G_: Resident Membership on PHA Board or Governing Body  | 57                   |
| <input checked="" type="checkbox"/> Attachment _H_: Membership of Resident Advisory Board or Boards   | 58                   |
| <input type="checkbox"/> Attachment __: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text) |                      |

☐ Other (List below, providing each attachment name)

## **1. Executive Summary**

[24 CFR Part 903.7 9 (r)]

Sturgis Housing Authority offers 46 units of public housing. The Agency Plan has been prepared with a great deal of thought and effort in order to comply with the statutory requirements of QHWA. The resident advisory counsel met and offered suggestions and comments. Residents were also notified and asked what improvements they would like to see. All responses were considered and those found feasible were included in our long-term plan.

A public hearing was held after plan was available for review and comment for 45 days.

Original goals and objectives have been reviewed and resident advisory counsel and Board of Commissioners feel that these are still applicable. We are making good progress toward meeting our original goals and objectives. We had a high percentage of our families in the working category or whose income is work- related such as social security when we did the original plan. Establishing reasonable flat rent has helped us to maintain high numbers of working families.

Several factors have helped to promote self-sufficiency and ease transition from welfare to work.

1. reasonable flat rents - tenants are now given a choice of flat rent or income-based rent
2. phasing in rent increases for qualified residents
3. Re-establishing ceiling rent to cap income-based rent between annual re-exams

We have effective cooperation agreements with public assistance office and City of Sturgis.

Although a very small PHA, we partner to provide services such as tutoring, head start screening, work with Board of Education to ensure that all HA children are attending school, work with Black Diamond CB Club to make it possible for every family to receive a fruit and food basket at Christmas. We partner with Audubon Area Community Services to register residents for home heating assistance in our community room.

We implemented the community service requirement until HUD instructed otherwise. We understand that it may go back into effect during 2003.

Crime has been kept very low in HA – lower than in the community as a whole. We are

encouraging a good working relationship with a new mayor and a new chief of police .

Resident advisory counsel and Board or Commissioners feel that our local preferences are working well. By taking 40% of new admissions in the very low income balanced by a preference for working families, we're attaining a population with a broad range of incomes. To look out for the elderly and disabled, we have a preference to house elderly / disabled before other singles. We also offer assistance to victims of domestic violence through a local preference.

We strive to be an important link in the chain in Union Co. offering housing to a broad range of incomes as well as an adequate number of designated units for the elderly and disabled.

Our original 5-year needs assessment helped us to realize some of our long-term capital fund needs and we've made progress so far with CIAP' 99, 2000 and 2001 capital fund programs by adding safe, attractive playground equipment with safety surfacing, adding central air and replacing furnaces to all of our units, window replacement, gutter/downspout replacement, paving parking lot, removal of overgrown shrubs, appliance replacement, lawn tractor replacement and adding vanity lavatories.

We anticipate a need for capital funding of approximately \$471,000 over the next 5-year.

The mission of the Sturgis Housing Authority is to provide adequate, affordable housing, economic opportunities and a suitable living environment for the families we serve, without discrimination. We have adopted goals and objectives which, if accomplished, will work toward the achievement of our mission.

#### **4. Summary of Policy or Program Changes for the Upcoming Year**

We will follow HUD directive concerning community service requirement.

Changes in Lease/A.C.O.P. :

Re-established ceiling rent (in the same amount for each unit as flat rent) to cap income-based rent between annual re-exams. When a family changes from flat rent to income-based rent, they may not return to flat rent option until the next scheduled annual re-exam but if income increases, rent will be capped at the ceiling rent amount. Families who opt for the flat rent will be required to go through the income re-examination every year.

Changes in "the resident agrees to " :

To remove inoperable vehicles from PHA property - Any inoperable or unlicensed vehicle will be removed from PHA property at tenant's expense.

Give the landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating/a.c. equipment or any other part of the unit or related facilities. Tenant's failure to report the needful repairs in a timely manner shall be considered to contribute to any damage that occurs.

To act in a cooperative manner with neighbors and PHA staff - to refrain from and cause members of tenant's household or guest to refrain from acting or speaking in an abusive or threatening manner toward neighbors and PHA staff.

Not to display, use, or possess or allow member of tenant's household or guest to display, use, or possess illegal firearms (operable or inoperable) or other illegal weapons as defined by the laws in courts of the state of KY anywhere on the property of PHA.

To remove any personal property left on PHA property when tenant leaves, abandons or surrenders the dwelling unit. Property left for more than thirty days shall be considered abandoned and will be disposed of by PHA. Cost for storage and disposal shall be assessed against the former tenant.

Addition to "lease termination by landlord" section . The landlord shall not terminate or refuse to renew the lease other than for serious or repeated violations of material terms of the lease, such as, but not limited to, the following:

These were added : Serious or repeated damage to the dwelling unit, creation of physical hazards in the unit, common areas, grounds or parking areas of any project site.

Offensive weapons or illegal drugs seized in a PHA unit by a law enforcement officer.

Any fire on PHA premises caused by carelessness or unattended cooking.

Addition to "grounds for denial"

The PHA can reject the application if, during the course of processing, it is proven that an applicant has falsified or otherwise misrepresenting any facts about his/her current situation, history, or behavior in a manner that would affect eligibility, preferences, applicant selection criteria qualification, allowances or rent.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 86,511 \_\_\_\_\_

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment F

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

| <b>Demolition/Disposition Activity Description<br/>(Not including Activities Associated with HOPE VI or Conversion Activities)</b>   |
|--|
| 1a. Development name:<br>1b. Development (project) number:   |
| 2. Activity type: Demolition <input type="checkbox"/><br>Disposition <input type="checkbox"/>  |
| 3. Application status (select one)<br>Approved <input type="checkbox"/><br>Submitted, pending approval <input type="checkbox"/><br>Planned application <input type="checkbox"/>  |
| 4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>  |
| 5. Number of units affected:   |
| 6. Coverage of action (select one)<br><input type="checkbox"/> Part of the development<br><input type="checkbox"/> Total development   |
| 7. Relocation resources (select all that apply)<br><input type="checkbox"/> Section 8 for      units<br><input type="checkbox"/> Public housing for      units<br><input type="checkbox"/> Preference for admission to other public housing or section 8<br><input type="checkbox"/> Other housing for      units (describe below) |
| 8. Timeline for activity:<br>a. Actual or projected start date of activity:<br>b. Actual or projected start date of relocation activities:<br>c. Projected end date of activity:   |

### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]



- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

## **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_
- C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **B. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached below

Resident advisory board met with E.D. to discuss Agency plan and offered the following:  
 RAB satisfied with established goals and objectives  
 RAB satisfied with local preferences

5-year capital fund suggestions

continue replacing appliances

they realized the need for computers to be kept up to date and the need for clerical help

Members of RAB looked over proposed chart of Capital Fund Needs. There was no opposition to the items and there were strong comments that they feel that the laundromat facility should be included in the 2003 plan due to the closing of the only laundromat in Sturgis. They also feel that it should be exclusively for residents of this complex. Comments were made that our efficiency units have no provision for a washer or a dryer and the 1-bedroom units can only accommodate a washer. These tenants often are elderly and need a place on-site to do laundry.

No changes were necessary. RAB comments were consistent with the tentative prepared annual update and capital fund items.

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments  
 A list of these changes is included  
     ☐ Yes ☐ No: below or  
     ☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment Explained in text above.\_\_\_\_.
- ☐ Other: (list below)

## B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Commonwealth of Kentucky)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☐ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- ☒ Other: (list below)

Source : KY Housing Corporation  
Dept. for Local Government  
Interim Consolidated Plan  
2000-2002

This consolidated plan announces Kentucky's strategy for pursuing three statutory goals. (1) decent housing (2) a suitable living environment and (3) expanded economic opportunities. Reviewing the goals and objectives of HA of Sturgis which were set forth in the original Agency plan , we feel that they are very compatible with the consolidated plan's goals and strategies.

Citizen participation constituted a major element in the process of developing the 2000-2002 interim consolidated plan. Comparably, resident advisory board participation had an influence on this Agency plan update.

Consolidated plan states that a housing unit is affordable to a household if the cost of that housing takes no more than 30% of household income. (This is our rent structure). An important local preference (working family preference) ties in well with the following from consolidated plan:

Low income households often referred to as the "working poor" receive their income from full-time or near full-time employment in positions with low wages. These households have less access to other sources of subsidy and services such as health insurance, child care and nutrition assistance, than the lower income group.

Our commitment to house at least 40% of new admissions in the very low income category addresses the problem in consolidated plan where it states that overall, more than two – thirds of both renters and owners with incomes below 30% of the median encounter housing problems.

The structure of our flat rent is compatible with consolidated plans conclusion that a minimum wage earner can afford monthly rent of no more than \$268. This falls between our 2BR & 3BR flat rents.

3. PHA Requests for support from the Consolidated Plan Agency

☒ Yes ☐ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

effective cooperation with city / local police / sheriff department/ welfare office  
partner with Audubon Area Community Services – Home Heating Assistance and financial aid when families are in distress  
partner with Board of Education – annually share list of school age children

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) Described above in #2(other)

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### A. Substantial Deviation from the 5-year Plan: Board – approved changed of mission statement

#### B. Significant Amendment or Modification to the Annual Plan:

**Changes** to rent or admissions policies or organization of the waiting list

Additions of non-emergency work items (items not included in the current annual statement or 5-year action plan) or change in use of replacement reserve funds under the capital fund.

Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD.

#### D. Follow-Up Plan: Resident Satisfaction Survey

**The only question that this PHA scored poorly on relates to crime prevention programs. This PHA has a very low crime rate. In the past, we have questioned residents about the need/lack or need for neighborhood watch/tenant patrol. There was almost no interest. The survey clearly indicates that our residents do feel safe in their homes/buildings. We scored well above the national average in that area. We will send out another questionnaire to see if there is current interest in forming any type**

**of neighborhood watch/patrol. Management of this PHA does not feel that we have a safety problem.**

#### **E. PROGRESS IN MEETING MISSION AND GOALS**

During the past year HA of Sturgis has assisted persons with a wide range of incomes and needs in a non-discriminatory manner using local preferences and reserving a percentage of new admissions to those with extremely low incomes.

Progress in promoting self-sufficiency:

Easing transition from welfare to work by offering reasonable flat rents and phasing in rent increases for qualified residents

A successful tutoring program

Establishing ceiling rent as a cap for income-based rent

Progress to provide a safe and secure environment :

A working cooperation agreement with local police department

Crime rate has been kept very low

Continue thorough screening of applicants

Continue to maintain additional security lighting

Progress in managing HA in an efficient and effective manner:

High occupancy rate

Maintaining high record of rent collection

Effective preventive maintenance program

By progressing steadily to meet our goals and objectives, we are successfully working toward the achievement of our mission which is to promote adequate, affordable housing, economic opportunities and a suitable living environment for the families we serve without discrimination.

#### **F. VOLUNTARY CONVERSION REQUIRED INITIAL ASSESSEMENT**

## HA OF STURGIS

As required by 24 CFR part 972 we have :

1. reviewed each development's operation as public housing
2. considered the implications of converting the public housing to tenant-based assistance and
3. concluded that the conversion of the development would be inappropriate because :

it is working well as public housing

good occupancy rates

affordable housing of choice in our community

HA has been able to sustain property well with CIAP and capital funding

Acceptable financial assessment scores

How Many of the PHA'S developments are subject to the required initial assessment? 1

How many of the PHA'S developments are not subject to the required initial assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 0

How many assessments were conducted for the PHA'S covered developments? 1

Identify PHA developments that may be appropriate for conversion based on the required initial assessments: none

## B. DECONCENTRATION AND INCOME MIXING ANALYLIS

Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? No







**Attachment A**  
**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

| <b>List of Supporting Documents Available for Review</b> |   |                                     |
|--|---|-------------------------------------|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>       |
| X  | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations  | 5 Year and Annual Plans             |
|  | State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)   | 5 Year and Annual Plans             |
|  |   |                                     |
| X  | Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. | 5 Year and Annual Plans             |
| X  | Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction  | Annual Plan:<br>Housing Needs       |
| X  | Most recent board-approved operating budget for the public housing program  | Annual Plan:<br>Financial Resources |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>                                |
| X  | Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]   | Annual Plan: Eligibility, Selection, and Admissions Policies |
|  | Any policy governing occupancy of Police Officers in Public Housing<br><input type="checkbox"/> check here if included in the public housing A&O Policy   | Annual Plan: Eligibility, Selection, and Admissions Policies |
|  | Section 8 Administrative Plan   | Annual Plan: Eligibility, Selection, and Admissions Policies |
| X  | Public housing rent determination policies, including the method for setting public housing flat rents<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination                              |
| X  | Schedule of flat rents offered at each public housing development<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy                                      | Annual Plan: Rent Determination                              |
|  | Section 8 rent determination (payment standard) policies<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Rent Determination                              |
| X  | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)                                  | Annual Plan: Operations and Maintenance                      |
| X  | Results of latest binding Public Housing Assessment System (PHAS) Assessment  | Annual Plan: Management and Operations                       |

| <b>List of Supporting Documents Available for Review</b> |   |  |
|--|---|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>  | <b>Related Plan Component</b>  |
| X  | Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)   | Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency |
|  | Results of latest Section 8 Management Assessment System (SEMAP)  | Annual Plan: Management and Operations   |
|  | Any required policies governing any Section 8 special housing types<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan                                 | Annual Plan: Operations and Maintenance  |
| X  | Public housing grievance procedures<br><input type="checkbox"/> check here if included in the public housing A & O Policy   | Annual Plan: Grievance Procedures  |
|  | Section 8 informal review and hearing procedures<br><input type="checkbox"/> check here if included in Section 8 Administrative Plan  | Annual Plan: Grievance Procedures  |
| X  | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year  | Annual Plan: Capital Needs   |
| X  | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants  | Annual Plan: Capital Needs   |
|  | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing                  | Annual Plan: Capital Needs   |
| X  | Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA). | Annual Plan: Capital Needs   |
|  | Approved or submitted applications for demolition and/or disposition of public housing  | Annual Plan: Demolition and Disposition  |

| <b>List of Supporting Documents Available for Review</b> |  |   |
|--|--|---|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>                     |
|  | Approved or submitted applications for designation of public housing (Designated Housing Plans)  | Annual Plan: Designation of Public Housing        |
|  | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937 | Annual Plan: Conversion of Public Housing         |
|  | Approved or submitted public housing homeownership programs/plans  | Annual Plan: Homeownership                        |
|  | Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)  | Annual Plan: Homeownership                        |
| X  | Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies   | Annual Plan: Community Service & Self-Sufficiency |
|  | FSS Action Plan/s for public housing and/or Section 8  | Annual Plan: Community Service & Self-Sufficiency |
| X  | Section 3 documentation required by 24 CFR Part 135, Subpart E   | Annual Plan: Community Service & Self-Sufficiency |
|  | Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports   | Annual Plan: Community Service & Self-Sufficiency |
|  | The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report  | Annual Plan: Safety and Crime Prevention          |

| <b>List of Supporting Documents Available for Review</b> |  |  |
|--|--|--|
| <b>Applicable &amp; On Display</b>                       | <b>Supporting Document</b>   | <b>Related Plan Component</b>            |
|  | PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul> | Annual Plan: Safety and Crime Prevention |
| X  | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G)<br><input checked="" type="checkbox"/> check here if included in the public housing A & O Policy   | Pet Policy                               |
| X  | The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings  | Annual Plan: Annual Audit                |
|  | Troubled PHAs: MOA/Recovery Plan   | Troubled PHAs                            |
|  | Other supporting documents (optional)<br>(list individually; use as many lines as necessary)   | (specify as needed)                      |

## **CAPITAL FUND PROGRAM TABLES START HERE**

## ATTACHMENT B

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |  |         |                   |                          |
|--|---|--|---------|-------------------|--------------------------|
| PHA Name: Housing Authority Of Sturgis   |   | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P09450103<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:2003 |
| <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement</b> (revision no:     ) |   |  |         |                   |                          |
| <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>   |   |  |         |                   |                          |
| Line No.   | Summary by Development Account          | Total Estimated Cost   |         | Total Actual Cost |                          |
|  |   | Original   | Revised | Obligated         | Expended                 |
| 1  | Total non-CFP Funds                     |  |         |                   |                          |
| 2  | 1406 Operations                         | 15486.00   |         |                   |                          |
| 3  | 1408 Management Improvements            | 2500.00  |         |                   |                          |
| 4  | 1410 Administration                     | 10825.00   |         |                   |                          |
| 5  | 1411 Audit                              |  |         |                   |                          |
| 6  | 1415 Liquidated Damages                 |  |         |                   |                          |
| 7  | 1430 Fees and Costs                     | 6000.00  |         |                   |                          |
| 8  | 1440 Site Acquisition                   |  |         |                   |                          |
| 9  | 1450 Site Improvement                   | 1200.00  |         |                   |                          |
| 10   | 1460 Dwelling Structures                | 7500.00  |         |                   |                          |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable | 3000.00  |         |                   |                          |
| 12   | 1470 Nondwelling Structures             | 31000.00   |         |                   |                          |
| 13   | 1475 Nondwelling Equipment              | 9000.00  |         |                   |                          |
| 14   | 1485 Demolition                         |  |         |                   |                          |
| 15   | 1490 Replacement Reserve                |  |         |                   |                          |
| 16   | 1492 Moving to Work Demonstration       |  |         |                   |                          |
| 17   | 1495.1 Relocation Costs                 |  |         |                   |                          |
| 18   | 1499 Development Activities             |  |         |                   |                          |
| 19   | 1501 Collateralization or Debt Service  |  |         |                   |                          |

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |         |                   |                          |
|--|---|---|---------|-------------------|--------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |         |                   |                          |
| PHA Name: Housing Authority Of Sturgis   |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450103<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:2003 |
| <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending:<br><input type="checkbox"/> Final Performance and Evaluation Report |   |   |         |                   |                          |
| Line No.   | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost |                          |
|  |   | Original  | Revised | Obligated         | Expended                 |
| 20   | 1502 Contingency  |   |         |                   |                          |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | 86,511.00   |         |                   |                          |
| 22   | Amount of line 21 Related to LBP Activities               |   |         |                   |                          |
| 23   | Amount of line 21 Related to Section 504 compliance       |   |         |                   |                          |
| 24   | Amount of line 21 Related to Security – Soft Costs        |   |         |                   |                          |
| 25   | Amount of Line 21 Related to Security – Hard Costs        |   |         |                   |                          |
| 26   | Amount of line 21 Related to Energy Conservation Measures |   |         |                   |                          |

1. **Introduction**  
 2. **Background**  
 3. **Methodology**  
 4. **Results**  
 5. **Discussion**  
 6. **Conclusion**  
 7. **References**  
 8. **Appendix**  
 9. **Index**  
 10. **Glossary**  
 11. **Notes**  
 12. **Footnotes**  
 13. **Endnotes**  
 14. **Supplementary Materials**  
 15. **Tables**  
 16. **Figures**  
 17. **Tables**  
 18. **Figures**  
 19. **Tables**  
 20. **Figures**  
 21. **Tables**  
 22. **Figures**  
 23. **Tables**  
 24. **Figures**  
 25. **Tables**  
 26. **Figures**  
 27. **Tables**  
 28. **Figures**  
 29. **Tables**  
 30. **Figures**  
 31. **Tables**  
 32. **Figures**  
 33. **Tables**  
 34. **Figures**  
 35. **Tables**  
 36. **Figures**  
 37. **Tables**  
 38. **Figures**  
 39. **Tables**  
 40. **Figures**  
 41. **Tables**  
 42. **Figures**  
 43. **Tables**  
 44. **Figures**  
 45. **Tables**  
 46. **Figures**  
 47. **Tables**  
 48. **Figures**  
 49. **Tables**  
 50. **Figures**  
 51. **Tables**  
 52. **Figures**  
 53. **Tables**  
 54. **Figures**  
 55. **Tables**  
 56. **Figures**  
 57. **Tables**  
 58. **Figures**  
 59. **Tables**  
 60. **Figures**  
 61. **Tables**  
 62. **Figures**  
 63. **Tables**  
 64. **Figures**  
 65. **Tables**  
 66. **Figures**  
 67. **Tables**  
 68. **Figures**  
 69. **Tables**  
 70. **Figures**  
 71. **Tables**  
 72. **Figures**  
 73. **Tables**  
 74. **Figures**  
 75. **Tables**  
 76. **Figures**  
 77. **Tables**  
 78. **Figures**  
 79. **Tables**  
 80. **Figures**  
 81. **Tables**  
 82. **Figures**  
 83. **Tables**  
 84. **Figures**  
 85. **Tables**  
 86. **Figures**  
 87. **Tables**  
 88. **Figures**  
 89. **Tables**  
 90. **Figures**  
 91. **Tables**  
 92. **Figures**  
 93. **Tables**  
 94. **Figures**  
 95. **Tables**  
 96. **Figures**  
 97. **Tables**  
 98. **Figures**  
 99. **Tables**  
 100. **Figures**  
 101. **Tables**  
 102. **Figures**  
 103. **Tables**  
 104. **Figures**  
 105. **Tables**  
 106. **Figures**  
 107. **Tables**  
 108. **Figures**  
 109. **Tables**  
 110. **Figures**  
 111. **Tables**  
 112. **Figures**  
 113. **Tables**  
 114. **Figures**  
 115. **Tables**  
 116. **Figures**  
 117. **Tables**  
 118. **Figures**  
 119. **Tables**  
 120. **Figures**  
 121. **Tables**  
 122. **Figures**  
 123. **Tables**  
 124. **Figures**  
 125. **Tables**  
 126. **Figures**  
 127. **Tables**  
 128. **Figures**  
 129. **Tables**  
 130. **Figures**  
 131. **Tables**  
 132. **Figures**  
 133. **Tables**  
 134. **Figures**  
 135. **Tables**  
 136. **Figures**  
 137. **Tables**  
 138. **Figures**  
 139. **Tables**  
 140. **Figures**  
 141. **Tables**  
 142. **Figures**  
 143. **Tables**  
 144. **Figures**  
 145. **Tables**  
 146. **Figures**  
 147. **Tables**  
 148. **Figures**  
 149. **Tables**  
 150. **Figures**  
 151. **Tables**  
 152. **Figures**  
 153. **Tables**  
 154. **Figures**  
 155. **Tables**  
 156. **Figures**  
 157. **Tables**  
 158. **Figures**  
 159. **Tables**  
 160. **Figures**  
 161. **Tables**  
 162. **Figures**  
 163. **Tables**  
 164. **Figures**  
 165. **Tables**  
 166. **Figures**  
 167. **Tables**  
 168. **Figures**  
 169. **Tables**  
 170. **Figures**  
 171. **Tables**  
 172. **Figures**  
 173. **Tables**  
 174. **Figures**  
 175. **Tables**  
 176. **Figures**  
 177. **Tables**  
 178. **Figures**  
 179. **Tables**  
 180. **Figures**  
 181. **Tables**  
 182. **Figures**  
 183. **Tables**  
 184. **Figures**  
 185. **Tables**  
 186. **Figures**  
 187. **Tables**  
 188. **Figures**  
 189. **Tables**  
 190. **Figures**  
 191. **Tables**  
 192. **Figures**  
 193. **Tables**  
 194. **Figures**  
 195. **Tables**  
 196. **Figures**  
 197. **Tables**  
 198. **Figures**  
 199. **Tables**  
 200. **Figures**  
 201. **Tables**  
 202. **Figures**  
 203. **Tables**  
 204. **Figures**  
 205. **Tables**  
 206. **Figures**  
 207. **Tables**  
 208. **Figures**  
 209. **Tables**  
 210. **Figures**  
 211. **Tables**  
 212. **Figures**  
 213. **Tables**  
 214. **Figures**  
 215. **Tables**  
 216. **Figures**  
 217. **Tables**  
 218. **Figures**  
 219. **Tables**  
 220. **Figures**  
 221. **Tables**  
 222. **Figures**  
 223. **Tables**  
 224. **Figures**  
 225. **Tables**  
 226. **Figures**  
 227. **Tables**  
 228. **Figures**  
 229. **Tables**  
 230. **Figures**  
 231. **Tables**  
 232. **Figures**  
 233. **Tables**  
 234. **Figures**  
 235. **Tables**  
 236. **Figures**  
 237. **Tables**  
 238. **Figures**  
 239. **Tables**  
 240. **Figures**  
 241. **Tables**  
 242. **Figures**  
 243. **Tables**  
 244. **Figures**  
 245. **Tables**  
 246. **Figures**  
 247. **Tables**  
 248. **Figures**  
 249. **Tables**  
 250. **Figures**  
 251. **Tables**  
 252. **Figures**  
 253. **Tables**  
 254. **Figures**  
 255. **Tables**



|  |  |  |  |  |  |  |  |                      |
|--|--|--|--|--|--|--|--|----------------------|
|  |  |  |  |  |  |  |  | Federal FY of Grant: |
| <b>Annual<br/>Statement/P<br/>erformance<br/>and<br/>Evaluation<br/>Report<br/>Capital<br/>Fund<br/>Program<br/>and Capital<br/>Fund<br/>Program<br/>Replacemen<br/>t Housing<br/>Factor<br/>(CFP/CFPR<br/>HF)<br/>Part II:<br/>Supporting<br/>Pages</b> |  |  |  |  |  |  |  |                      |

|   |  |                                      |          |   |                                  |                                       |                |  |
|---|--|--------------------------------------|----------|---|----------------------------------|---------------------------------------|----------------|--|
| PHA Name:<br>Housing<br>Authority Of<br>Sturgis     | <b>Grant Type and<br/>Number</b><br>Capital Fund<br>Program Grant No:<br>KY36P094501<br>03<br>Replacement<br>Housing Factor<br>Grant No: | <b>Federal FY of<br/>Grant: 2003</b> |          |   |                                  |                                       |                |  |
| Development<br>Number<br>Name/HA-Wide<br>Activities | General<br>Description of<br>Major Work<br>Categories  | Dev. Acct No.                        | Quantity | Total Estimated<br>Cost<br><br>Original | Total Actual Cost<br><br>Revised | Status of Work<br><br>Funds Obligated | Funds Expended |  |
| KY094 HA-<br>WIDE                                   | Truck  | 1475                                 |          | 9000                                    |                                  |                                       |                |  |
|   | Stoves   | 1465                                 | 5        | 1200                                    |                                  |                                       |                |  |
|   | Refrigerators  | 1465                                 | 4        | 1800                                    |                                  |                                       |                |  |
|   | Replace sewer<br>line  | 1450                                 |          | 1200                                    |                                  |                                       |                |  |
|   | Dwelling unit<br>prep and paint  | 1460                                 |          | 5000                                    |                                  |                                       |                |  |
|   | Clerical assistant<br>(salary)   | 1410                                 |          | 6000                                    |                                  |                                       |                |  |
|   | Clerical F.I.C.A   | 1410                                 |          | 450                                     |                                  |                                       |                |  |
|   | Operations   | 1406                                 |          | 15486                                   |                                  |                                       |                |  |
|   | Computer<br>equip./training  | 1408                                 |          | 2500                                    |                                  |                                       |                |  |
|   | Bids and<br>publications   | 1410                                 |          | 500                                     |                                  |                                       |                |  |
|   | FICA-force acct.<br>labor  | 1410                                 |          | 375                                     |                                  |                                       |                |  |

|  |   |      |  |               |  |  |  |  |
|--|---|------|--|---------------|--|--|--|--|
|  | Prorated<br>Executive<br>Director Salary<br>(plus FICA) | 1410 |  | 3500          |  |  |  |  |
|  | Electrical upgrade                                      | 1460 |  | 2500          |  |  |  |  |
|  | Laundry facility  | 1470 |  | 30000         |  |  |  |  |
|  | Office carpet   | 1470 |  | 1000          |  |  |  |  |
|  | Mgmt. Cons./A.E.  | 1430 |  | 6000          |  |  |  |  |
|  |   |      |  |               |  |  |  |  |
|  | <b>TOTAL</b>  |      |  | <b>86,511</b> |  |  |  |  |

### Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

### Part III: Implementation Schedule

|  |   |   |        |   |         |                           |                                  |
|--|---|---|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority Of Sturgis           |   | Grant Type and Number<br>Capital Fund Program No: KY36P09450103<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant: 2003 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities | All Fund Obligated<br>(Quarter Ending Date) |   |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|  | Original                                    | Revised   | Actual | Original                                    | Revised | Actual                    |                                  |
|  |   |   |        |   |         |                           |                                  |
|  |   |   |        |   |         |                           |                                  |
|  |   |   |        |   |         |                           |                                  |
|  |   |   |        |   |         |                           |                                  |



**CAPITAL FUND PROGRAM TABLES START HERE**  
**ATTACHMENT C**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |         |                   |                          |
|---|---|---|---------|-------------------|--------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |   |         |                   |                          |
| PHA Name: Housing Authority Of Sturgis  |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450102<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |   |   |         |                   |                          |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report                |   |   |         |                   |                          |
| Line No.  | Summary by Development Account          | Total Estimated Cost  |         | Total Actual Cost |                          |
|   |   | Original  | Revised | Obligated         | Expended                 |
| 1   | Total non-CFP Funds                     |   |         |                   |                          |
| 2   | 1406 Operations                         | 12100   |         |                   |                          |
| 3   | 1408 Management Improvements            | 3500  |         | 0                 | 0                        |
| 4   | 1410 Administration                     | 8311  |         | 1683.96           | 0                        |
| 5   | 1411 Audit                              |   |         |                   |                          |
| 6   | 1415 Liquidated Damages                 |   |         |                   |                          |
| 7   | 1430 Fees and Costs                     | 5000  |         | 0                 | 0                        |
| 8   | 1440 Site Acquisition                   |   |         |                   |                          |
| 9   | 1450 Site Improvement                   | 5800  |         | 0                 | 0                        |
| 10  | 1460 Dwelling Structures                | 35300   |         | 0                 | 0                        |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 4000  |         | 0                 | 0                        |
| 12  | 1470 Nondwelling Structures             |   |         |                   |                          |
| 13  | 1475 Nondwelling Equipment              | 12500   |         | 0                 | 0                        |
| 14  | 1485 Demolition                         |   |         |                   |                          |
| 15  | 1490 Replacement Reserve                |   |         |                   |                          |
| 16  | 1492 Moving to Work Demonstration       |   |         |                   |                          |
| 17  | 1495.1 Relocation Costs                 |   |         |                   |                          |
| 18  | 1499 Development Activities             |   |         |                   |                          |
| 19  | 1501 Collateralization or Debt Service  |   |         |                   |                          |

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |         |                   |                          |
|--|---|---|---------|-------------------|--------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |         |                   |                          |
| PHA Name: Housing Authority Of Sturgis   |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450102<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:2002 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   ) |   |   |         |                   |                          |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report               |   |   |         |                   |                          |
| Line No.   | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost |                          |
|  |   | Original  | Revised | Obligated         | Expended                 |
| 20   | 1502 Contingency  |   |         |                   |                          |
| 21   | Amount of Annual Grant: (sum of lines 2 – 20)             | 86,511  |         | 1683.96           | 0                        |
| 22   | Amount of line 21 Related to LBP Activities               |   |         |                   |                          |
| 23   | Amount of line 21 Related to Section 504 compliance       |   |         |                   |                          |
| 24   | Amount of line 21 Related to Security – Soft Costs        |   |         |                   |                          |
| 25   | Amount of Line 21 Related to Security – Hard Costs        |   |         |                   |                          |
| 26   | Amount of line 21 Related to Energy Conservation Measures |   |         |                   |                          |

| <b>Annual Statement/Performance and Evaluation Report</b>                                    |   |   |          |                      |         |                           |                   |                   |
|--|---|---|----------|----------------------|---------|---------------------------|-------------------|-------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> |   |   |          |                      |         |                           |                   |                   |
| <b>Part II: Supporting Pages</b>   |   |   |          |                      |         |                           |                   |                   |
| PHA Name: Housing Authority Of Sturgis   |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450102<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant: 2002 |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities   | General Description of Major Work<br>Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |         | Total Actual Cost         |                   | Status of<br>Work |
|  |   |   |          | Original             | Revised | Funds<br>Obligated        | Funds<br>Expended |                   |
| KY094 HA-WIDE  |   |   |          | 3265                 |         | 0                         | 0                 |                   |
|  | Prorated E.D. Salary                            | 1410  |          |                      |         |                           |                   |                   |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |  |               |  |                      |         |                           |                |                |
|---|--|---------------|--|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Housing Authority Of Sturgis  |  |               | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P09450102<br>Replacement Housing Factor Grant No: |                      |         | Federal FY of Grant: 2002 |                |                |
| Development Number<br>Name/HA-Wide Activities   | General Description of Major Work Categories | Dev. Acct No. | Quantity   | Total Estimated Cost |         | Total Actual Cost         |                | Status of Work |
| KY094 HA-WIDE   |  |               |  | Original             | Revised | Funds Obligated           | Funds Expended |                |
|   | Dwelling unit prep/paint                     | 1460          |  | 4400                 |         | 0                         | 0              |                |
|   | Refrigerators                                | 1465          | 5  | 2000                 |         | 0                         | 0              |                |
|   | Stoves                                       | 1465          | 5  | 1500                 |         | 0                         | 0              |                |
|   | A.E./ Management consultant                  | 1430          |  | 5000                 |         | 0                         | 0              |                |
|   | Force account F.I.C.A.                       | 1410          |  | 346                  |         |                           |                |                |
|   | Operations                                   | 1406          |  | 12100                |         | 0                         | 0              |                |
|   |  |               |  |                      |         | 0                         | 0              |                |
|   | Computer update/training                     | 1408          |  | 3500                 |         | 0                         | 0              |                |
|   | Clerical assistant salary                    | 1410          |  | 3694                 |         | 0                         | 0              |                |
|   | Clerical F.I.C.A                             | 1410          |  | 306                  |         | 0                         | 0              |                |
|   | Bids and publications                        | 1410          |  | 700                  |         | 0                         | 0              |                |
|   | Rebuild garbage can pads                     | 1450          |  | 3800                 |         | 0                         | 0              |                |
|   | Upgrade playground equipment                 | 1450          |  | 2000                 |         | 0                         | 0              |                |
|   | Furnance inspections                         | 1460          |  | 900                  |         | 0                         | 0              |                |
|   | Bath exhaust fans                            | 1460          |  | 3000                 |         | 0                         | 0              |                |
|   | Repair slab settling                         | 1460          |  | 23000                |         | 0                         | 0              |                |
|   | Bathtub inserts                              | 1460          |  | 4000                 |         | 0                         | 0              |                |
|   | Rangehoods                                   | 1465          |  | 500                  |         | 0                         | 0              |                |
|   | Sewer auger                                  | 1475          |  | 3500                 |         | 0                         | 0              |                |
|   | Truck  | 1475          |  | 9000                 |         | 0                         | 0              |                |







**CAPITAL FUND PROGRAM TABLES START HERE**  
**ATTACHMENT D**

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |          |                   |                          |
|---|---|---|----------|-------------------|--------------------------|
| <b>Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |   |          |                   |                          |
| PHA Name: Housing Authority Of Sturgis  |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450101<br>Replacement Housing Factor Grant No: |          |                   | Federal FY of Grant:2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) |   |   |          |                   |                          |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report                |   |   |          |                   |                          |
| Line No.  | Summary by Development Account          | Total Estimated Cost  |          | Total Actual Cost |                          |
|   |   | Original  | Revised  | Obligated         | Expended                 |
| 1   | Total non-CFP Funds                     |   |          |                   |                          |
| 2   | 1406 Operations                         | 24797.34  | 10000.00 | 10000.00          | 10000.00                 |
| 3   | 1408 Management Improvements            | 2500.00   | 1402.55  | 1402.55           | 1402.55                  |
| 4   | 1410 Administration                     | 5002.66   | 4537.62  | 4537.62           | 2034.95                  |
| 5   | 1411 Audit                              |   |          |                   |                          |
| 6   | 1415 Liquidated Damages                 |   |          |                   |                          |
| 7   | 1430 Fees and Costs                     | 5000.00   | 5000.00  | 5000.00           | 3750.00                  |
| 8   | 1440 Site Acquisition                   |   |          |                   |                          |
| 9   | 1450 Site Improvement                   | 3552.00   | 1683.54  | 1683.54           | 1683.54                  |
| 10  | 1460 Dwelling Structures                | 42700.00  | 61496.55 | 61496.55          | 57581.84                 |
| 11  | 1465.1 Dwelling Equipment—Nonexpendable | 5000.00   | 4871.74  | 4871.74           | 1455.00                  |
| 12  | 1470 Nondwelling Structures             |   |          |                   |                          |
| 13  | 1475 Nondwelling Equipment              | 2500.00   | 2060.00  | 2060.00           | 2060.00                  |
| 14  | 1485 Demolition                         |   |          |                   |                          |
| 15  | 1490 Replacement Reserve                |   |          |                   |                          |
| 16  | 1492 Moving to Work Demonstration       |   |          |                   |                          |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |         |                   |                          |
|---|---|---|---------|-------------------|--------------------------|
| PHA Name: Housing Authority Of Sturgis  |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450101<br>Replacement Housing Factor Grant No: |         |                   | Federal FY of Grant:2001 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report |   |   |         |                   |                          |
| Lin<br>e<br>No.   | Summary by Development Account                            | Total Estimated Cost  |         | Total Actual Cost |                          |
|   |   | Original  | Revised | Obligated         | Expended                 |
| 17  | 1495.1 Relocation Costs                                   |   |         |                   |                          |
| 18  | 1499 Development Activities                               |   |         |                   |                          |
| 19  | 1501 Collateralization or Debt Service                    |   |         |                   |                          |
| 20  | 1502 Contingency  |   |         |                   |                          |
| 892<br>41   | Amount of Annual Grant: (sum of lines 2 – 20)             | 91052   | 91052   | 91052             | 79967.88                 |
|   | Amount of line 21 Related to LBP Activities               |   |         |                   |                          |
| 23  | Amount of line 21 Related to Section 504 compliance       |   |         |                   |                          |
| 24  | Amount of line 21 Related to Security – Soft Costs        |   |         |                   |                          |
| 25  | Amount of Line 21 Related to Security – Hard Costs        |   |         |                   |                          |
| 26  | Amount of line 21 Related to Energy Conservation Measures |   |         |                   |                          |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |   |   |          |                      |                           |                   |
|---|---|---|----------|----------------------|---------------------------|-------------------|
| PHA Name: Housing Authority Of Sturgis  |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450101<br>Replacement Housing Factor Grant No: |          |                      | Federal FY of Grant: 2001 |                   |
| Development<br>Number<br>Name/HA-Wide<br>Activities   | General Description of Major Work<br>Categories | Dev. Acct No.   | Quantity | Total Estimated Cost | Total Actual Cost         | Status of<br>Work |

| KY094 HA-WIDE |                              |      |  | Original | Revised  | Funds Obligated | Funds Expended |             |
|---------------|------------------------------|------|--|----------|----------|-----------------|----------------|-------------|
|               | Operations                   | 1406 |  | 24797.34 | 10000.00 | 10000.00        | 10000.00       | Complete    |
|               | Computer training            | 1408 |  | 2500.00  | 1402.55  | 1402.55         | 1402.55        | Complete    |
|               | Bids and Publications        | 1410 |  | 800.00   | 334.96   | 334.96          | 334.96         | Complete    |
|               | Force account benefits       | 1410 |  | 436.05   | 436.05   | 436.05          | 182.37         | In Progress |
|               | Part –time clerical help     | 1410 |  | 3498.94  | 3498.94  | 3498.94         | 1409.84        | In progress |
|               | Clerical help FICA           | 1410 |  | 267.67   | 267.67   | 267.67          | 107.78         | In progress |
|               | Management consultant        | 1430 |  | 5000.00  | 5000.00  | 5000.00         | 3750.00        | In progress |
|               | Sewer repair-emergency       | 1450 |  | 0        | 772.64   | 772.64          | 772.64         | Complete    |
|               | Electrical ltg repairs       | 1450 |  | 0        | 610.90   | 610.90          | 610.90         | Complete    |
|               | Repave Asphalt               | 1450 |  | 1700.00  | 300.00   | 300.00          | 300.00         | Complete    |
|               | Replace porch columns        | 1460 |  | 4000.00  | 0        | 0               | 0              | Complete    |
|               | Park benches                 | 1450 |  | 1852.00  | 0        | 0               | 0              | Complete    |
|               | Replace copy machine         | 1475 |  | 2500.00  | 2060.00  | 2060.00         | 2060.00        | complete    |
|               | Add vanity lavatories        | 1460 |  | 0        | 13256.55 | 13256.55        | 13256.55       | complete    |
|               | Add non-scald showers        | 1460 |  | 0        | 8000.00  | 8000.00         | 8000.00        | complete    |
|               | Replace furnace/add A.C.     | 1460 |  | 30000.00 | 33940.00 | 33940.00        | 33940.00       | Complete    |
|               | DWELLING UNIT PREP AND PAINT | 1460 |  | 5700.00  | 5700.00  | 5700.00         | 2385.29        | In progress |
|               | RANGEHOODS                   | 1460 |  | 0        | 600.00   | 600.00          | 0              | In progress |
|               | Gutters/downspouts           | 1460 |  | 3000.00  | 0        | 0               | 0              | complete    |
|               |                              |      |  |          |          |                 |                |             |
|               | Refrigerators                | 1465 |  | 2000.00  | 2131.74  | 2131.74         | 370.00         | In progress |
|               | Ranges                       | 1465 |  | 3000.00  | 2740.00  | 2740.00         | 1085.00        | In progress |

| Annual Statement/Performance and Evaluation Report<br>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)<br>Part II: Supporting Pages |  |   |          |                      |         |                           |                |                |
|--|--|---|----------|----------------------|---------|---------------------------|----------------|----------------|
| PHA Name: Housing Authority Of Sturgis   |  | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450101<br>Replacement Housing Factor Grant No: |          |                      |         | Federal FY of Grant: 2001 |                |                |
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |         | Total Actual Cost         |                | Status of Work |
| KY094 HA-WIDE  |  |   |          | Original             | Revised | Funds Obligated           | Funds Expended |                |
|  |  |   |          |                      |         |                           |                |                |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part III: Implementation Schedule</b> |   |  |        |   |         |                           |                                  |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority Of Sturgis  |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P09450101<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant: 2001 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities  | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|   | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                    |                                  |
| KY094 HA-WIDE   |   |  |        |   |         |                           |                                  |
|   | 12/31/2002                                  |  |        | 06/30/2004                                  |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part III: Implementation Schedule</b> |   |  |        |   |         |                           |                                  |
|---|---|--|--------|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority Of Sturgis  |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P09450101<br>Replacement Housing Factor No: |        |   |         | Federal FY of Grant: 2001 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities  | All Fund Obligated<br>(Quarter Ending Date) |  |        | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|   | Original                                    | Revised  | Actual | Original                                    | Revised | Actual                    |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |
|   |   |  |        |   |         |                           |                                  |

## **CAPITAL FUND PROGRAM TABLES START HERE**

### **ATTACHMENT E**

| <b>Annual Statement/Performance and Evaluation Report</b>  |   |   |          |                   |                              |
|--|---|---|----------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>   |   |   |          |                   |                              |
| PHA Name: Housing Authority Of Sturgis   |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450100<br>Replacement Housing Factor Grant No: |          |                   | Federal FY of Grant:<br>2000 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   ) |   |   |          |                   |                              |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report               |   |   |          |                   |                              |
| Line No.   | Summary by Development Account          | Total Estimated Cost  |          | Total Actual Cost |                              |
|  |   | Original  | Revised  | Obligated         | Expended                     |
| 1  | Total non-CFP Funds                     |   |          |                   |                              |
| 2  | 1406 Operations                         | 16416.00  | 16416.00 | 16416.00          | 16416.00                     |
| 3  | 1408 Management Improvements            | 600.00  | 600.00   | 600.00            | 600.00                       |
| 4  | 1410 Administration                     | 3470.34   | 3142.92  | 3142.92           | 3142.92                      |
| 5  | 1411 Audit                              |   |          |                   |                              |
| 6  | 1415 Liquidated Damages                 |   |          |                   |                              |
| 7  | 1430 Fees and Costs                     | 4000.00   | 4000.00  | 4000.00           | 4000.00                      |
| 8  | 1440 Site Acquisition                   |   |          |                   |                              |
| 9  | 1450 Site Improvement                   | 12518.19  | 12118.19 | 12118.19          | 12118.19                     |
| 10   | 1460 Dwelling Structures                | 46565.12  | 47193.54 | 47193.54          | 47193.54                     |
| 11   | 1465.1 Dwelling Equipment—Nonexpendable | 3 975.00  | 4074.00  | 4074.00           | 4074.00                      |
| 12   | 1470 Nondwelling Structures             |   |          |                   |                              |
| 13   | 1475 Nondwelling Equipment              | 1696.35   | 1696.35  | 1696.35           | 1696.35                      |
| 14   | 1485 Demolition                         |   |          |                   |                              |
| 15   | 1490 Replacement Reserve                |   |          |                   |                              |
| 16   | 1492 Moving to Work Demonstration       |   |          |                   |                              |
| 17   | 1495.1 Relocation Costs                 |   |          |                   |                              |
| 18   | 1499 Development Activities             |   |          |                   |                              |

| <b>Annual Statement/Performance and Evaluation Report</b>   |   |   |          |                   |                              |
|---|---|---|----------|-------------------|------------------------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>  |   |   |          |                   |                              |
| PHA Name: Housing Authority Of Sturgis  |   | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450100<br>Replacement Housing Factor Grant No: |          |                   | Federal FY of Grant:<br>2000 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:   ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report |   |   |          |                   |                              |
| Line No.  | Summary by Development Account                            | Total Estimated Cost  |          | Total Actual Cost |                              |
|   |   | Original  | Revised  | Obligated         | Expended                     |
| 19  | 1501 Collateralization or Debt Service                    |   |          |                   |                              |
| 20  | 1502 Contingency  |   |          |                   |                              |
| 21  | Amount of Annual Grant: (sum of lines 2 – 20)             | 89241.00  | 89241.00 | 89241.00          | 89241.00                     |
| 22  | Amount of line 21 Related to LBP Activities               |   |          |                   |                              |
| 23  | Amount of line 21 Related to Section 504 compliance       |   |          |                   |                              |
| 24  | Amount of line 21 Related to Security – Soft Costs        |   |          |                   |                              |
| 25  | Amount of Line 21 Related to Security – Hard Costs        |   |          |                   |                              |
| 26  | Amount of line 21 Related to Energy Conservation Measures |   |          |                   |                              |

| <b>Annual Statement/Performance and Evaluation Report</b>                                    |  |   |          |                      |          |                           |                |                |
|--|--|---|----------|----------------------|----------|---------------------------|----------------|----------------|
| <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> |  |   |          |                      |          |                           |                |                |
| <b>Part II: Supporting Pages</b>   |  |   |          |                      |          |                           |                |                |
| PHA Name: Housing Authority Of Sturgis   |  | Grant Type and Number<br>Capital Fund Program Grant No: KY36P09450100<br>Replacement Housing Factor Grant No: |          |                      |          | Federal FY of Grant: 2000 |                |                |
| Development Number<br>Name/HA-Wide Activities  | General Description of Major Work Categories | Dev. Acct No.   | Quantity | Total Estimated Cost |          | Total Actual Cost         |                | Status of Work |
|  |  |   |          | Original             | Revised  | Funds Obligated           | Funds Expended |                |
| KY094 HA-WIDE  |  |   |          |                      |          |                           |                |                |
|  | Operations Assistance                        | 1406  |          | 16416.00             | 16416.00 | 16416.00                  | 16416.00       | Complete       |
|  | Advertising                                  | 1410  |          | 1100.00              | 356.60   | 356.60                    | 356.60         | Complete       |



| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |  |  |          |                      |          |                           |                |                |
|---|--|--|----------|----------------------|----------|---------------------------|----------------|----------------|
| PHA Name: Housing Authority Of Sturgis  |  | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P09450100<br>Replacement Housing Factor Grant No: |          |                      |          | Federal FY of Grant: 2000 |                |                |
| Development Number<br>Name/HA-Wide Activities   | General Description of Major Work Categories | Dev. Acct No.  | Quantity | Total Estimated Cost |          | Total Actual Cost         |                | Status of Work |
| KY094 HA-WIDE   |  |  |          | Original             | Revised  | Funds Obligated           | Funds Expended |                |
|   |  |  |          |                      |          |                           |                |                |
|   | Management consultant                        | 1430   |          | 4000.00              | 4000.00  | 4000.00                   | 4000.00        | Complete       |
|   | Computer Training                            | 1408   |          | 600.00               | 600.00   | 600.00                    | 600.00         | Complete       |
|   | Force Accounts Benefits                      | 1410   |          | 100.00               | 213.20   | 213.20                    | 213.20         | Complete       |
|   | Repave parking lot                           | 1450   |          | 2470.00              | 2470.00  | 2470.00                   | 2470.00        | Complete       |
|   | Remove Bushes / Seed Straw                   | 1450   |          | 680.00               | 680.00   | 680.00                    | 680.00         | Complete       |
|   | Add central air                              | 1460   |          | 3858.28              | 3858.28  | 3858.28                   | 3858.28        | Complete       |
|   | Paint Interiors                              | 1460   |          | 5400.00              | 2787.36  | 2787.36                   | 2787.36        | Complete       |
|   | Ranges                                       | 1465   |          | 2100.00              | 2200.00  | 2200.00                   | 2200.00        | Complete       |
|   | Replace Mower Engine                         | 1475   |          | 1696.35              | 1696.35  | 1696.35                   | 1696.35        | Complete       |
|   | Part-Time help salary                        | 1410   |          | 2109.00              | 2390.20  | 2390.20                   | 2390.20        | Complete       |
|   | Part-Time help FICA                          | 1410   |          | 161.34               | 182.92   | 182.92                    | 182.92         | Complete       |
|   | Parking Bumpers                              | 1450   |          | 400.00               | 0        | 0                         | 0              | Complete       |
|   | Add safety surface to playground             | 1450   |          | 4527.19              | 4527.19  | 4527.19                   | 4527.19        | Complete       |
|   | Tables and Benches                           | 1450   |          | 3891.00              | 3891.00  | 3891.00                   | 3891.00        | Complete       |
|   | Trash Cans                                   | 1450   |          | 550.00               | 550.00   | 550.00                    | 550.00         | Complete       |
|   | Add vanity lavatories                        | 1460   |          | 18088.57             | 18088.57 | 18088.57                  | 18088.57       | Complete       |
|   | Add non-scald showers                        | 1460   |          | 12338.82             | 15579.88 | 15579.88                  | 15579.88       | Complete       |
|   | Replace Range Vents                          | 1460   |          | 616.83               | 616.83   | 616.83                    | 616.83         | Complete       |
|   | Gutters and Downspouts                       | 1460   |          | 5398.62              | 5398.62  | 5398.62                   | 5398.62        | Complete       |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part II: Supporting Pages</b> |   |               |  |                      |         |                           |                   |                   |
|---|---|---------------|--|----------------------|---------|---------------------------|-------------------|-------------------|
| PHA Name: Housing Authority Of Sturgis  |   |               | <b>Grant Type and Number</b><br>Capital Fund Program Grant No: KY36P09450100<br>Replacement Housing Factor Grant No: |                      |         | Federal FY of Grant: 2000 |                   |                   |
| Development Number<br>Name/HA-Wide<br>Activities  | General Description of Major Work<br>Categories | Dev. Acct No. | Quantity   | Total Estimated Cost |         | Total Actual Cost         |                   | Status of<br>Work |
| KY094 HA-WIDE   |   |               |  | Original             | Revised | Funds<br>Obligated        | Funds<br>Expended |                   |
|   | Replace refrigerators                           | 1465          |  | 1875.00              | 1874.00 | 1874.00                   | 1874.00           | Complete          |
|   | Clean/Inspect Furnaces                          | 1465          |  | 864.00               | 864.00  | 864.00                    | 864.00            | Complete          |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part III: Implementation Schedule</b> |   |  |          |   |         |                           |                                  |
|---|---|--|----------|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority Of Sturgis  |   | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P09450100<br>Replacement Housing Factor No: |          |   |         | Federal FY of Grant: 2000 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities  | All Fund Obligated<br>(Quarter Ending Date) |  |          | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|   | Original                                    | Revised  | Actual   | Original                                    | Revised | Actual                    |                                  |
| KY094 HA-WIDE   |   |  |          |   |         |                           |                                  |
|   | 09/30/02                                    |  | 03/31/02 | 09/30/03                                    |         | 06/30/02                  |                                  |
|   |   |  |          |   |         |                           |                                  |
|   |   |  |          |   |         |                           |                                  |
|   |   |  |          |   |         |                           |                                  |
|   |   |  |          |   |         |                           |                                  |

| <b>Annual Statement/Performance and Evaluation Report</b><br><b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b><br><b>Part III: Implementation Schedule</b> |   |         |  |   |         |                           |                                  |
|---|---|---------|--|---|---------|---------------------------|----------------------------------|
| PHA Name: Housing Authority Of Sturgis  |   |         | <b>Grant Type and Number</b><br>Capital Fund Program No: KY36P09450100<br>Replacement Housing Factor No: |   |         | Federal FY of Grant: 2000 |                                  |
| Development Number<br>Name/HA-Wide<br>Activities  | All Fund Obligated<br>(Quarter Ending Date) |         |  | All Funds Expended<br>(Quarter Ending Date) |         |                           | Reasons for Revised Target Dates |
|   | Original                                    | Revised | Actual   | Original                                    | Revised | Actual                    |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |
|   |   |         |  |   |         |                           |                                  |







|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |





| Number/Name/HA-Wide | Year<br>1               | Work Statement for Year 2<br>FFY Grant: 2004<br>PHA FY: 2004 | Work Statement for Year 3<br>FFY Grant: 2005<br>PHA FY: 2005 | Work Statement for Year 4<br>FFY Grant: 2006<br>PHA FY: 2006 | Work Statement for Year 5<br>FFY Grant: 2007<br>PHA FY: 2007 |
|---------------------|-------------------------|--|--|--|--|
| KY094<br>HA-WIDE    | Annual<br>State<br>ment |  |  |  |  |
|                     |                         | 95225  | 97625  | 96425  | 95125  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
|                     |                         |  |  |  |  |
| for 5-year planning |                         | 95225  | 97626  | 96425  | 95125  |
|                     |                         |  |  |  |  |
| osing Factor Funds  |                         |  |  |  |  |

## Capital Fund Program Five-Year Action Plan

**Part II: Supporting Pages—Work Activities****Housing Authority Of Sturgis**

| Activities for<br>Year 1 | Activities for Year : _2____<br>FFY Grant: 2004<br>PHA FY: |                                   |                           | Activities for Year: _3____<br>FFY Grant: 2005<br>PHA FY: |                                  |                       |
|--------------------------|--|-----------------------------------|---------------------------|---|----------------------------------|-----------------------|
|                          | <b>Development<br/>Name/Number</b>                         | <b>Major Work<br/>Categories</b>  | <b>Estimated<br/>Cost</b> | <b>Development<br/>Name/Number</b>                        | <b>Major Work<br/>Categories</b> | <b>Estimated Cost</b> |
| <b>See</b>               |  |                                   |                           |   |                                  |                       |
| <b>Annual</b>            |  |                                   |                           |   |                                  |                       |
| Statement                | <b><i>KY094 HA-WIDE</i></b>                                | Clerical help + FICA              | 5625                      | <b><i>KY094 HA-WIDE</i></b>                               | Clerical help                    | 5625                  |
|                          |  | Equipment<br>/Maintenance Storage | 20000                     |   | Electrical Upgrades              | 10000                 |
|                          |  | Mgmt. Consultant /A.E.            | 6125                      |   | Mgmt. Consultant/A.E.            | 6125                  |
|                          |  | Dwelling unit prep/paint          | 4250                      |   | Dwelling unit prep/paint         | 4250                  |
|                          |  | Sewer line replacement            | 5000                      |   | Storm door<br>replacements       | 13500                 |
|                          |  | Operations                        | 17500                     |   | Operations                       | 17500                 |
|                          |  | Stoves                            | 3000                      |   | Stoves                           | 2000                  |
|                          |  | Refrigerators                     | 3000                      |   | Refrigerators                    | 2000                  |
|                          |  | Computer equip/training           | 2000                      |   | Computer equip/training          | 2000                  |
|                          |  | Bids/publications                 | 625                       |   | Bids / Publications              | 625                   |
|                          |  | Parking Bumpers                   | 700                       |   | Bathtub inserts                  | 7500                  |
|                          |  | Site fill and Drainage            | 2800                      |   | Slab settling                    | 18000                 |
|                          |  | Garbage can pads                  | 2000                      |   | Floor tile for units             | 4500                  |
|                          |  | Countertops                       | 3500                      |   | Prorated E.D. Salary             | 4000                  |
|                          |  | Bathtub inserts                   | 7500                      |   |                                  |                       |
|                          |  | Porch columns                     | 4500                      |   |                                  |                       |
|                          |  | Water heaters                     | 2000                      |   |                                  |                       |

|                          |                                  |            |  |  |            |
|--------------------------|----------------------------------|------------|--|--|------------|
|                          | Prorated E.D. (Salary Plus FICA) | 4000       |  |  |            |
|                          | Furnace Inspections              | 1100       |  |  |            |
| Total CFP Estimated Cost |                                  | \$95225.00 |  |  | \$97625.00 |

## Capital Fund Program Five-Year Action Plan      Housing Authority Of Sturgis

**Part II: Supporting Pages—Work Activities**

| Activities for Year 1 | Activities for Year :__4__<br>FFY Grant: 2006<br>PHA FY: |                              |                | Activities for Year: __5__<br>FFY Grant: 2007<br>PHA FY: |                              |                |
|-----------------------|--|------------------------------|----------------|--|------------------------------|----------------|
|                       | Development Name/Number                                  | Major Work Categories        | Estimated Cost | Development Name/Number                                  | Major Work Categories        | Estimated Cost |
| <b>See</b>            | <b><i>KY094 HA-WIDE</i></b>                              | <i>Clerical help</i>         | 5625           |  | Clerical help                | 5625           |
| <b>Annual</b>         |  | Playground Equipment         | 7000           |  | Pro-rated E.D. Salary        | 4000           |
| Statement             |  | Management consultant/A.E.   | 6125           |  | Management consultant / A.E. | 6125           |
|                       |  | Dwelling unit prep/paint     | 4250           |  | Dwelling Unit prep/paint     | 4250           |
|                       |  | Replace tile flooring        | 4000           |  | Bids/Publications            | 625            |
|                       |  | Operations                   | 17500          |  | Operations                   | 17500          |
|                       |  | Stoves                       | 3000           |  | Roof Repair/Replace          | 55000          |
|                       |  | Refrigerators                | 3000           |  | Computer equipment/training  | 2000           |
|                       |  | Computer equipment /training | 2000           |  |                              |                |
|                       |  | Lawn Tractor                 | 9500           |  |                              |                |
|                       |  | Gutters/Downspouts           | 6500           |  |                              |                |
|                       |  | Bath exhaust fans            | 1200           |  |                              |                |
|                       |  | Refinish cabinets            | 15000          |  |                              |                |
|                       |  | Bench/Picnic Tables          | 4000           |  |                              |                |

















**Required Attachment \_G\_\_\_: Resident Member on the PHA  
Governing Board**

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Betty Penick How was the resident board member selected: (select one)?

- ☐ Elected  
☒ Appointed

B. The term of appointment is 07/07/2002 to 07/07/2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis  
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.  
☐ Other (explain):

B. Date of next term expiration of a governing board member: 07/08/2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Thomas M. Cowan (Mayor of Sturgis)

**Required Attachment \_\_\_\_H\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Betty Penick  
Jean Nelson  
Keith White  
James Brown